

COMMUNITY DEVELOPMENT COMMISSION
121 North LaSalle Street
Council Chambers, Second Floor
Regular Meeting, 1:00 p.m.
January 10, 2009

MINUTES

I. ROLL CALL OF COMMISSIONERS

Secretary David Ariola assumed the chair for the meeting in the absence of the Chairman. Ariola called the meeting to order at approximately 1:00 p.m. and then undertook a roll call to establish the presence of a quorum.

Present

David Ariola, Secretary
Jim Bland
Anne Kostiner
Rafael Leon
Clyde Martin
Ellen Sahli
Jonathan Stein

Not Present

Mary Richardson-Lowry, Chairperson
Laura Hassan, Vice Chairman

Margaret Garner
Lyle Logan
Sonya Malunda
Arnold Randall

A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of this Regular Meeting of the Community Development Commission.

II. APPROVE MINUTES OF DECEMBER 9th CDC MEETING

Motioned by Stein, seconded by Sahli. Voice vote, all yeas.

III. OLD BUSINESS

A. PROPOSED LITTLE VILLAGE EAST TIF (WARD 12)

Recommend approval of the redevelopment plan for the proposed Little Village East Tax Increment Financing Redevelopment Project Area, recommend designation of the area as a Tax Increment Financing Redevelopment Project Area, and recommend adoption of Tax Increment Financing for the area.

Project Manager: Beth McGuire

Motioned by Bland, seconded by Martin. Approved 7-0. Yeas: Bland, Kostiner, Leon, Martin, Sahli, Stein and Ariola.

09-CDC-01

B. PROPOSED IRVING PARK/ELSTON TIF REDEVELOPMENT PROJECT AREA (WARD 39)

Accept for review the feasibility study, housing impact study and redevelopment plan for the proposed Irving Park/Elston Tax Increment Financing Redevelopment Project Area, and set dates for a public meeting of the Joint Review Board and a public hearing.

Project Manager: Dinah Wayne

Motioned by Bland, seconded by Martin. Approved 6-0. Yeas: Bland, Kostiner, Leon, Martin, Sahli and Stein. Ariola, no vote.

09-CDC-02

IV. NEW BUSINESS

A. STOCKYARDS INDUSTRIAL-COMMERCIAL TIF REDEVELOPMENT PROJECT AREA (WARD 11)

Request authority to advertise the Department of Community Development's intention to enter into a negotiated sale with 1300 Exchange, LLC for the disposition of property located at 4121 S. Packers Avenue, to request alternative proposals, and to approve the sale of the property to 1300 Exchange, LLC if no alternative responses are received.

Project Manager: John Molloy

Motioned by Sahli, seconded by Stein. Approved 7-0. Yeas: Bland, Kostiner, Leon, Martin, Sahli, Stein and Ariola.

09-CDC-03

B. PILSEN INDUSTRIAL CORRIDOR TIF REDEVELOPMENT PROJECT AREA (WARD 11)

Request authority for the Department of Community Development to negotiate a redevelopment agreement with Prologis Park Chicago, LLC for redevelopment of the property located at 3000 S. Damen Avenue in the Pilsen Industrial Corridor Tax Increment Financing Redevelopment Project Area, and to recommend to the City Council of the City of Chicago the designation of Prologis Park Chicago, LLC as Developer.

Project Manager: John Molloy

Motioned by Bland, seconded by Stein. Approved 7-0. Yeas: Bland, Kostiner, Leon, Martin, Sahli, Stein and Ariola.

09-CDC-04

C. CENTRAL WEST TIF REDEVELOPMENT PROJECT AREA (WARD 2)

Request authority to acquire the property located at 33 S. Western Avenue in the Central West Tax Increment Financing Redevelopment Project Area.

Project Manager: Mark Muenzer

Motioned by Bland, seconded by Martin. Approved 7-0. Yeas: Bland, Kostiner, Leon, Martin, Sahli, Stein and Ariola.

09-CDC-05

D. PROPOSED NORTH PULLMAN TIF REDEVELOPMENT PROJECT AREA (WARD 9)

Request authority to prepare a feasibility study and a housing impact study for the proposed North Pullman Tax Increment Financing Redevelopment Project Area.

Project Manager: Dinah Wayne

Motioned by Sahli, seconded by Bland. Approved 7-0. Yeas: Bland, Kostiner, Leon, Martin, Sahli, Stein and Ariola.

09-CDC-06

V. ADJOURNMENT

Motioned by Sahli, seconded by Bland. Voice vote, all yeas.

